



PROVISIONAL

## WHCA Council 1st Quarter Meeting Minutes March 29, 2018

A meeting of the Council of the Washington House Condominium Association was held on Thursday, March 29, 2018, at approximately 7:00 p.m., in the Washington House Community Room. In attendance were WHCA Council members Michael Chajes, Karen Hornor, Eric Mailman, Michael Przywara, and Susan Swan, thus satisfying the quorum requirements for the meeting. Treasurer Bruce Chase attended as well.

### Call to Order / Opening Remarks

Mr. Chajes convened the meeting and welcomed the owners in attendance.

### Approval of Minutes

Mr. Chajes called for a motion to approve the Secretary's minutes from the Council's October 18, 2017, meeting. Mr. Przywara so moved, Ms. Hornor seconded the motion, and the minutes were approved by a unanimous voice vote of the Council members.

### Financial Update

Mr. Chase provided a brief review of the 2017 year-end financials, which had been emailed to owners previously, and replied to questions from owners in attendance. He reported that costs were kept under control, and the Association had a \$34k carryover from 2017 to 2018. He noted that the balance in the Replacement/Reserve Fund declined from \$439k to \$434k because of expenditures in 2017 for sprinkler repairs, replacement of the awnings and security camera system, and some interior painting.

Mr. Chase also summarized the preliminary results of the new Replacement/Reserve study commissioned by the Council. He noted that, as expected, the R/R Fund is running close to the target — just \$40k-\$50k short of the recommended \$500k — and that HOA fees will likely have to go up for inflation in subsequent years. The study will be released to owners when it is finalized.

### Building Defect Updates

Mr. Chase reported that WHCA reached legal settlements with five out of six of the defendants, leaving Environmental Stoneworks as the remaining defendant. He also provided an update on the building repair bank loan. Mr. Chajes reported that construction bids for Phase 2 of the exterior repairs — replacement of the stone veneer on the north and south walls — were expected in April, with mobilization of the stone demolition soon thereafter. Mr. Chajes took comments and questions from owners in attendance; owners and residents will receive detailed communications on the project in advance of the work.

### Building Improvements

Ms. Hornor summarized some of the building improvements Council and Aspen have carried out in recent months to freshen and upgrade the look of the property, including cleaning and aesthetic improvements to the lower-level center garage entrance, residential interior painting, the hiring of Aspen to provide residential interior cleaning services, and modifications to residential interior fire doors that allow them to stay open, providing full residential handicapped access. She took comments and questions from owners.

Ms. Hornor also mentioned that the Main Street doors to the north stairwell have malfunctioned occasionally. She asked owners to report any problems to Aspen and to ensure that the doors close and lock securely behind them.

### **Parking Garage Reconfiguration**

Mr. Chajes explained that the scheduled reconfiguration of the lower-level parking garage to enclose all residential units behind the security and prevent the need for towing illegally parked vehicle in residents' spaces had been postponed, as the Council had been made aware that the City had some concerns about the plan and was waiting to hear from the City about the issue.

### **Election Schedule**

Mr. Chajes reminded owners that the WHCA Annual Meeting had been permanently moved to the fall and merged with the owners' annual budget meeting, and that, consequently, the next Council election would be held at that time. He explained that his seat and Ms. Hornor's seat were up for election, and owners are encouraged to run when a window for nominations is opened in August.

### **Recycling/Trash Problems**

Mr. Chajes explained that unit owner Joy Scott had volunteered to brainstorm ways to improve compliance with trash and recycling rules. Ms. Scott mentioned some recent problems with inappropriate items being placed in the trash chute and recycling bins. She said she is working on new signage for the trash room and will propose to Council ways to get the message to residents.

### **Open Discussion**

Mr. Chajes opened the meeting to discussion items from owners in attendance. Discussion items included how to best accommodate electric vehicles in the parking garage; whether to engage in some local marketing efforts to help raise the profile of Washington House after the construction is completed; and the City's plans to repave Main Street.

### **Adjournment**

There being no further business, Mr. Chajes called for a motion to adjourn. Mr. Przywara so moved, Ms. Hornor seconded, and Mr. Chajes adjourned the meeting at approximately 8:00 p.m.

**Submitted by Susan Swan.**